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3940

APPLICATION NO:
F/2000/0562

LOCATION:
The Spinney Elm Lane, Lower Earley Reading.

APPLICANT:
Mr & Mrs K P Thackrah C/O Paul Udry A1 Spac Design

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K P Thackrah
C/O Paul Udry, A1 Space Design
65 Mersey Way
THATCHAM
Berkshire RG18 3DL

Application Number: F/2000/0562

Parish: **EARLEY**

Location: **The Spinney, Elm Lane, Lower Earley, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 16 March 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Application Number F/2000/0562
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	brickwork.

RECORD OF SITE VISIT

SITE ADDRESS: The Spinney Elm Lane Lower Earley Reading.

APPLICATION NUMBER: F/2000/0562

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Mixed old and new housing.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & thatch.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m fence round boundary.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 4m fir trees on boundary.

OTHERS and 1.8m fence.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0562

Applicant : Mr & Mrs K P Thackrah C/O Paul Udry A1 Space Design.

Location : The Spinney, Elm Lane, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/3/00

Date of Neighbour Notifications : 17/2

Date of Site Visit : 21/2/00

Date Registered : 09/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 05/04/2000

Consultation Responses :

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement.

Application Number: F/2000/0562

Appraisal :

This application is for a single storey rear conservatory.

Street scene.
The conservatory is situated to the rear of the dwelling & so any impact on the street scene will be minimised.

Neighbours
The conservatory is 6.2m in length, 4.2m in width and 3.8m in height. The boundary consists of a 1.8m fence & various shrubery which will minimise any impact on the neighbouring properties.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Tel: (0118) 974 6463

Date: 13/3/00

My ref: F/2000/0562

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0562
The Spinney , Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/3/00

Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0562**
The Spinney , Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F W Rolls Date: 15/3/00

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 13/3/00

My ref: F/2000/0562

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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DX: 33506 – Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0562
The Spinney, Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

FROM: Joss Miller

DATE: 17 February 2000

DELEGATED

Consultation Sheet Earley

27 MAR 2000

Application Number: F/2000/0562

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: The Spinney , Elm Lane, Lower Earley, Reading.

Applicant: Mr & Mrs K P Thackrah C/O Paul Udry A1 Space Design

COPIES TO: ACK: FILE:

Your observations are required in respect of this application **by 12/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

Tel: (0118) 974 6463

Date: 13/3/00

My ref: F/2000/0562

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0562
The Spinney, Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory..

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Chris Lowd

Head of Planning and Transportation

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Date: 13/3/00

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CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0562
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Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0562**
The Spinney , Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/0562

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
The Spinney , Elm Lane, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 FEB 2000	
Officer: JM	Application No. F/2000/0562

Map No. 57/58 Site ...020....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: THE SPINNEY ELM LANE

Parish: EARLEY Ward: Redhatch

17.2.2000

Applicant: MR/MRS THACKRAH

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps.

NEIGHBOURS: sln + 3, 5, 7, 9 Paprika Close ✓

12, 14, 16 Pimento Drive

"THE SPINNEY,"

ADDRESS ELM LANE PARISH EARLEY E

PLOT No. Old Property ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
520/49	Colebrook & Co Ltd	Addition	13.12.49	App. App
PD/657/62	"	Extension	27.12.62	App. N/A
O/219/64	The Bursar, University of Reading	outline — expansion of Reading University	16.9.64	N/A. C/A
PD/181/67	"	Internal Alterations	4.5.67	App. N/A
949/73	"	O/L. RES. DEV.	22.11.73	REF
36503			24.10.90	C/A
BRA 9461	MR. B. CUFF	2/ST. LIT./INT. ALTS.	5.9.90	APP
42997	" REMO	TREE HOUSE	18.8.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 09.FEB.2000* 0562

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR MRS K. P. THACKRAH THE SPINNEY, ELM LANE, LOWER EARLEY, READING BERKSHIRE, RG6 5UQ
2	Agent's Name Address and postcode Phone number	PAUL UDRY A1 SPACE DESIGN, 65 MERSEY WAY, THATCHAM, BERKSHIRE RG18 3DL (01635) 872925
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CREAM PAINTED BRICKWORK TO MATCH EXISTING, DARK STAINED TIMBER AND GLASS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 5	Proposed: NONE
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c. Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below:

Owner's name	Address at which the notice was served	Date on which the notice was served

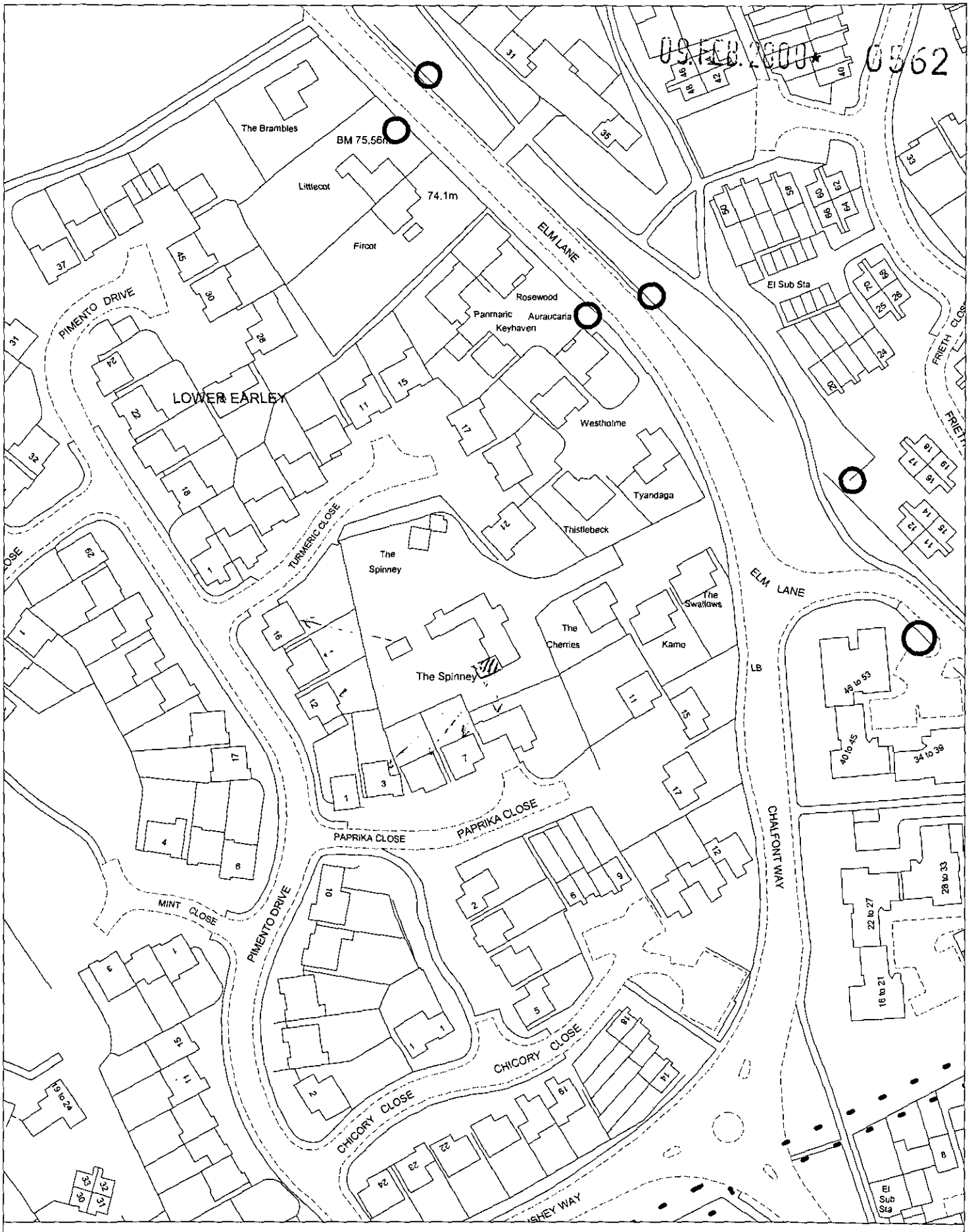
None of the land forms part of an agricultural holding.

Your signature: P Lodge

on behalf of MR MRS K. P. THACKRAH

Date 4.2.2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 1250

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Date: 14 February 2000

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